

PLANNING COMMISSION REPORT



MEETING DATE: November 19, 2003

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Bell/101 Executive Center

REQUEST

Request revision to approved site plan for an 8-building office condominium project.

5-ZN-2000#2

Key Items for Consideration:

- Site plan revision from one 3-story office building to eight 2-story office buildings.
- Revised plan has similar building square footage (increase of 2,000 square feet).
- Parking areas on the revised plan are distributed throughout the site, whereas original plan shows parking concentrated on the east side of the site.
- Revised plan complies with the development standards (e.g., building setbacks from Pima Freeway Frontage and Bell Roads and maximum building heights) approved in the Planned Community District (PCD) overlay.

Related Policies, References:

- 5-ZN-2000—Rezoned the site for commercial uses.
- 33-ZN-2000—Applied PCD overlay, establishing uniform development standards to the surrounding parcels south of Bell Road.

OWNER

Shemer Real Estate LLC
480-948-2446

APPLICANT CONTACT

Sherman Cawley
Cawley Architects Inc
480-237-3700

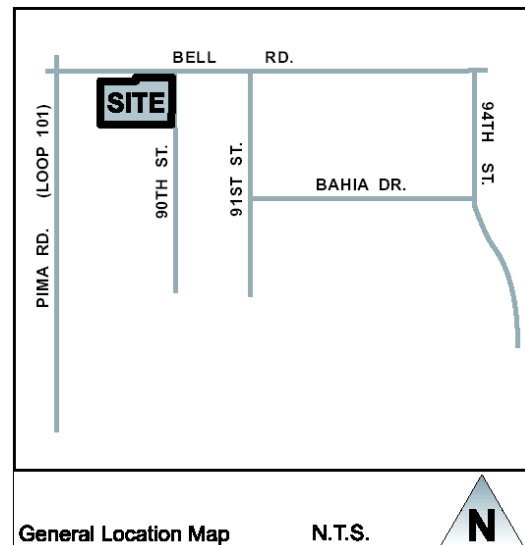
LOCATION

8825 E Bell Rd

BACKGROUND

Zoning.

The site is zoned Highway Commercial within a Planned Community District overlay (C-3 PCD). The C-3 zoning district allows for a variety of commercial uses, including offices. The PCD overlay was applied to the parcels within the McDowell Mountain Business Park to establish uniform development standards within the area. The development standards established building setbacks and



landscape buffers along some roads in the area, and limited building height and floor area ratios.

General Plan.

The General Plan Land Use Element designates the property as Employment within the Regional Use Overlay. The Employment category includes uses from light manufacturing to light industrial and office uses. The Regional Use Overlay encourages regional uses, which are identified by whether they have a regional draw, implement current economic development policies, enhance the employment core and the city's attractiveness to regional markets, benefit from good freeway access and complement the established character for the area. This request makes use of the site's existing zoning.

Context.

This site is located east of the Pima Freeway Frontage Road, west of 90th Street, and south of Bell Road.

Surrounding property zoning and uses include:

- Industrial Park District (I-1 PCD) to the north, east and south. The surrounding I-1 PCD parcels are vacant, except for the parcel to the east, which is under development for an office/warehouse project.
- Single family residential (R1-35) to the west. The R1-35 property to the west is comprised of a drainage channel and the Pima Freeway Frontage Road.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This request is for site plan approval to develop the property with eight office buildings. The site plan responds to the C-3 and PCD zoning requirements, including:

- Maximum building height of 36 feet.
- Minimum 75-foot building setbacks along Pima Freeway Frontage and Bell Roads.
- Minimum 25-foot landscape buffer along Pima Freeway Frontage Road.
- Minimum 50-foot landscape buffer along Bell Road.
- Maximum floor area ratio (FAR) of 0.40.
- Trail along Pima Freeway Frontage and Bell Roads.
- Transit facility location along Bell Road.

IMPACT ANALYSIS**Traffic.**

A traffic impact study or trip generation report were not required by the Transportation Department because the proposed use, building square footage and access to the site have not significantly changed. A traffic impact analysis was completed with the original zoning application, which was approved in 2000. The analysis concluded that the planned street system (now existing, with the completion of the Pima Freeway and Bell Road improvements) can accommodate the proposed office development.

Police/Fire.

There are no anticipated police or fire impacts.

Visual corridors.

By adhering to the development standards established with the PCD overlay zoning for the site, the project provides visual corridors along Bell Road and the Pima Freeway Frontage Road.

Community involvement.

The applicant has met the requirements of the city's Citizen Review process. Other than the property owner and applicant, no members of the public attended the neighborhood meeting. At the time of drafting this report, staff is aware of no public comment regarding this request. Any new information will be made available at or before the public hearing for this case.

Community Impact.

The modified site plan maintains the previously approved intensity and use. Office uses are allowed in the C-3 zoning district and are generally viewed as less intense than retail and service-oriented commercial uses, which also are allowed in the C-3 district.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Suzanne Colver
Senior Planner
Phone: 480-312-7087
E-mail: scolver@ScottsdaleAZ.gov

APPROVED BY

Suzanne Colver
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Original Site Plan
8. Proposed Site Plan



To: Planning & Zoning Commission
Scottsdale, AZ

From: Sherman Cawley
Cawley Architects, Inc.

Subject: Bell / 101 Executive Center
8825 East Bell Road
Scottsdale, Arizona

Date: October 21, 2003

PROJECT NARRATIVE

On behalf of the LGE corporation and Biltmore Holdings, we are proposing to construct a garden office, condominium project consisting of 84,260 square feet of two story offices in eight (8) buildings at Bell and the 101 Freeway. This project will be sold as condominiums buildings, and is intended to serve the general office community.

The project replaces a previously proposed three story, 84,000 SF class "A" office at this location. That project had a number of stipulated setback, height and design standards imposed by Commission and Council that were imposed by the Horsemen's Park Planned Community District (33-ZN-2000) during its approval several years ago. This Executive Center project meets or exceeds all these stipulations. No variances or stipulation modifications are requested.

Not only does this project meet these standards, but also it reduces the scale of the project and breaks up the apparent bulk of the structures. This in turn creates view corridors and landscaping opportunities that did not exist in the earlier proposal. This is an important improvement in the design of the proposed project. There are more views and useable open space surrounding each building, bringing the occupants further in touch with their surroundings. This is especially important here, because view corridors have been the primary concern for the Horsemen's Park Planned Community District.

For this reason, we feel that the proposal is an excellent gateway to the Horsemen's Park Planned area. The reduced height and mass of these roofs allows additional visibility into the project, and promotes transparency into the of the Park area. This in turn supports Scottsdale's intention for the gateway to the Horsemen's Park Planned Community.

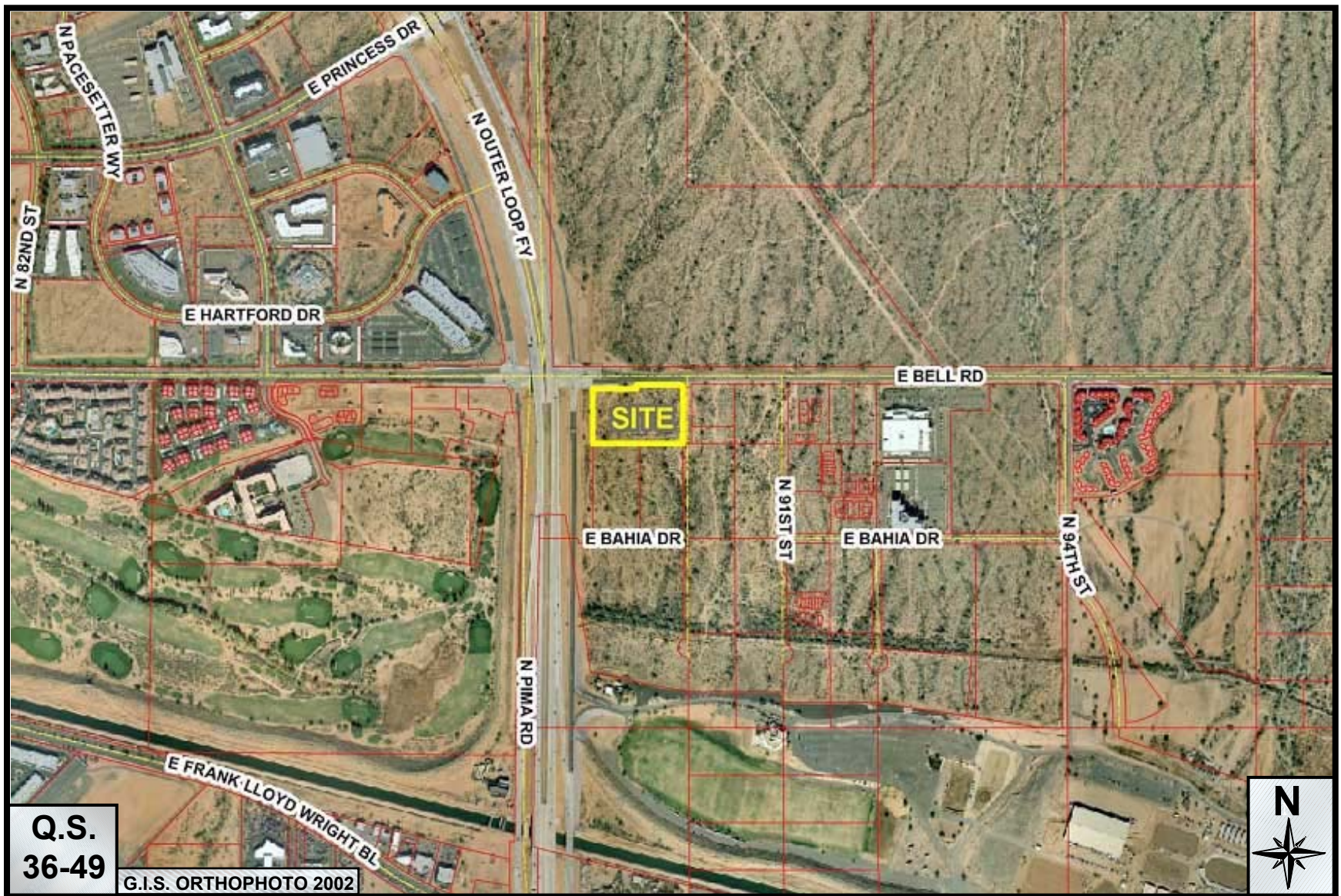
This site plan of the project is designed as a decentralized campus of small-scale two story office buildings. The largest footprint of any building is only 6,500 SF. The arrangement of buildings at the entrance to the Center is a centralized entry drive (at the previously approved entry location), with the surrounding four buildings creating a parking court. These buildings are flanked by other buildings facing east and west. Each building is free standing, with individual landscaped entrances and parking areas. Pairs of buildings also have courtyards that are developed as employee amenities.

The 5.4-acre site is organized to promote easy circulation to each building, providing individual identity for the buyers. This identity is reinforced in the building design. The masonry and EIFS buildings have stone entry piers, which are repeated as a theme on each side of the building. The roofs will be standing seam metal, and are designed to break down the mass of the corners of each building. These in turn surround parapets, which conceal all the mechanical equipment for each building.

Colors will be natural, desert suedes and sandy browns and complement the adjacent buildings. They also comply with the McDowell Mountain Business Park Master Environmental Design Concept Plan (MEDCP). Site walls will match the building finishes. Roof overhangs will provide sun relief for the glazing at the office areas, and the entries will have two story faux stone and standing seam canopies to emphasize the identity for each suite. The entrances to the offices generally face toward the driveway intended for the public customer access. An accessible route is also provided throughout the parking area to the street.

Should you have any questions please feel free to contact us at the phone and fax numbers listed below.

Thank You,
Sherman Cawley
Cawley Architects, Inc.



Bell / 101 Executive Center

5-ZN-2000#2

ATTACHMENT #2

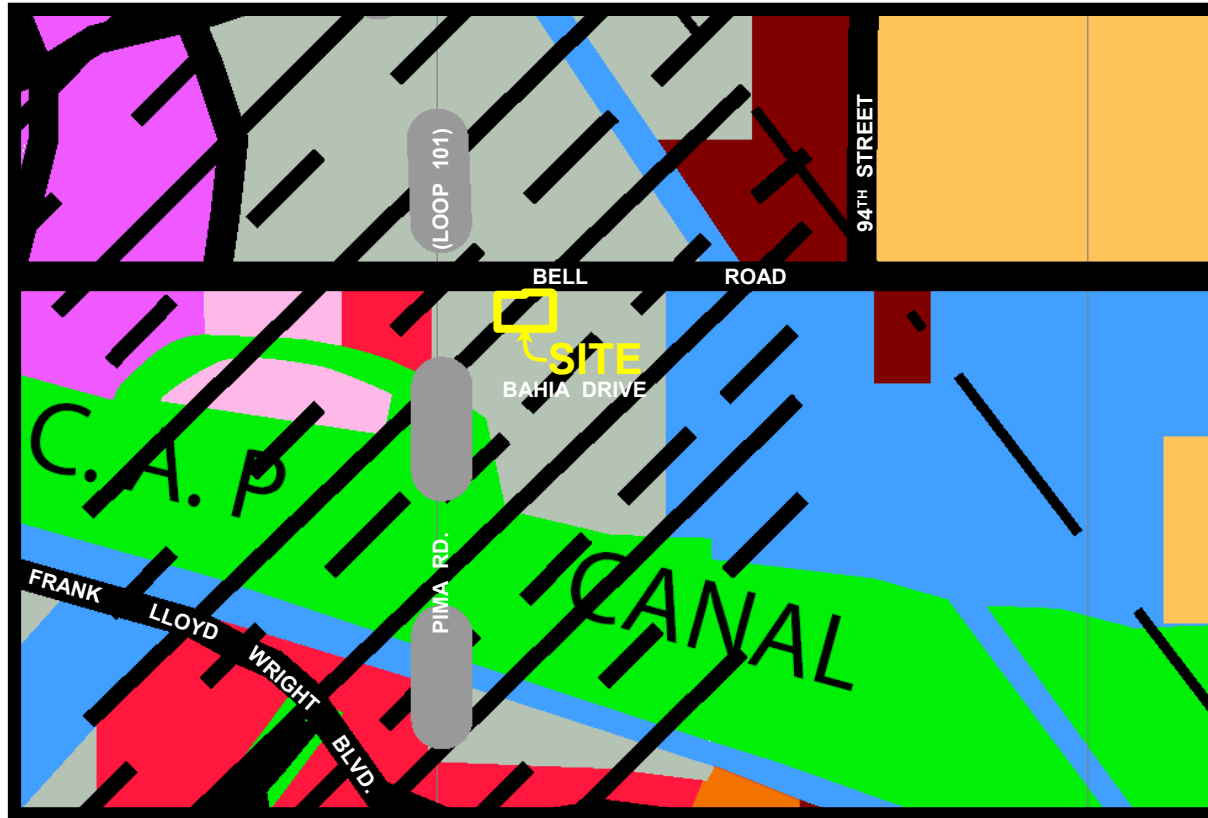


Bell / 101 Executive Center

5-ZN-2000#2

ATTACHMENT #2A

General Plan

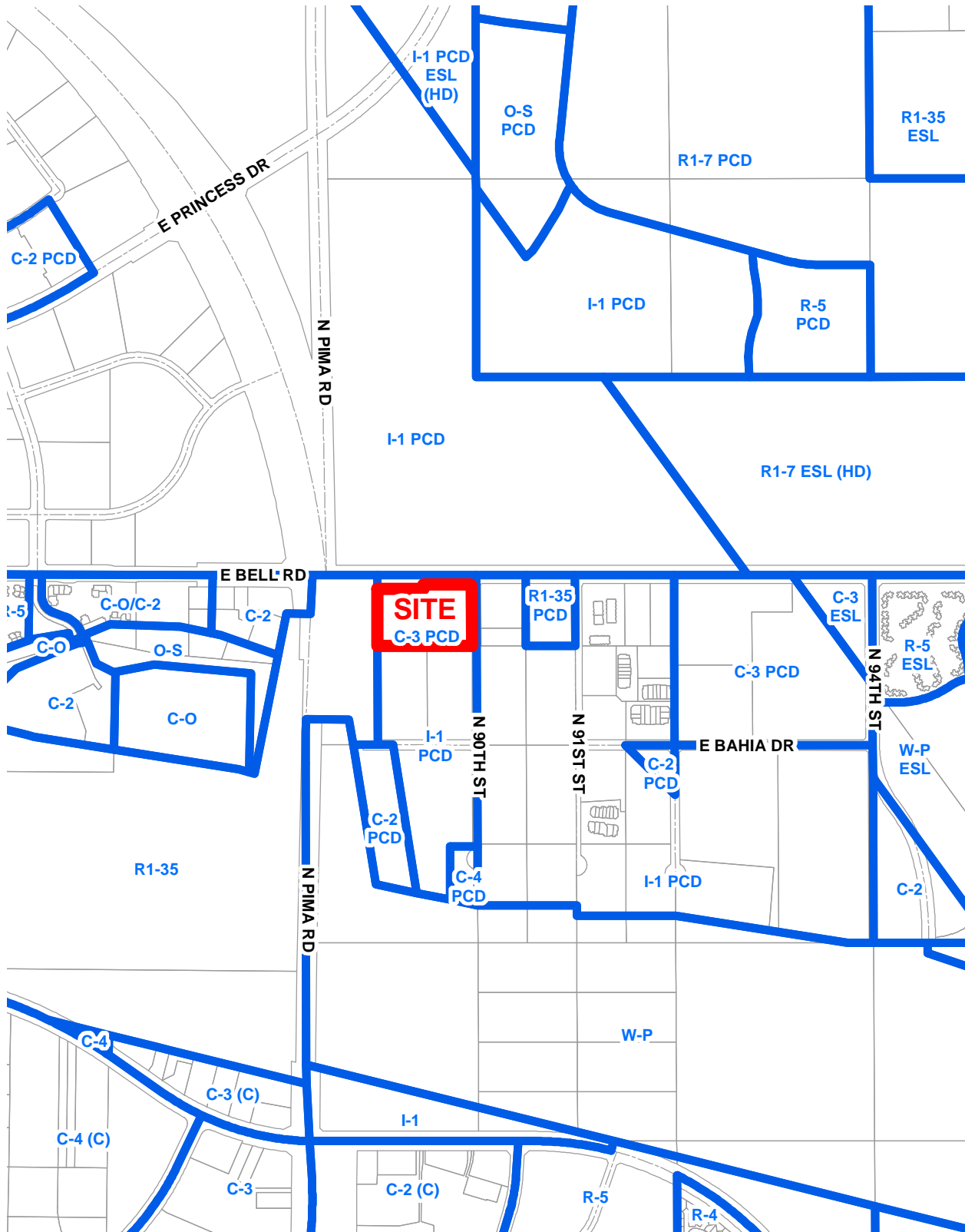


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



5-ZN-2000#2
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



5-ZN-2000#2
ATTACHMENT #4



STIPULATIONS FOR CASE 5-ZN-2000#2

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform to the site plan submitted by [Cawley Architects](#) and dated [9/29/2003](#). These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. DEVELOPMENT CONTINGENCIES. The approved development program, including intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.

CIRCULATION

1. TRANSIT FACILITIES. Before issuance of any certificate of occupancy for the site, the developer shall dedicate easement and pay \$20,000.00 in lieu payment for a bus bay and stop facilities (landscaping, bench and trash can) on Bell Road. The location of this facility shall be subject to city staff approval (Transit Department 480-312-7696) before any final plan approval.
2. ACCESS RESTRICTIONS. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):

Bell Road – There shall be a maximum of one site driveway from bell Road, with a minimum of 330 feet between driveways and street intersections. There shall be no median breaks between Pima Road and 90th Street. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved driveway location.

90th Street – Driveways shall be located with a minimum of 165 feet between adjacent driveways and street intersections. There shall be no driveways within 300 feet of Bell Road.

Pima Freeway Frontage Road – There shall be a maximum of one site driveway from the Pima Freeway Frontage Road located a minimum distance of 330 feet from Bell Road. Access to the frontage road shall be subject to approval by the Arizona Department of Transportation (ADOT). Written approval from ADOT shall be provided prior to any final plan approval for the proposed driveway. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved driveway location.

4. NON-PAVED TRAIL. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide Urban Non-Paved trail along Pima Road and Bell Road. The trail shall be contained within a minimum 15-foot wide public access easement. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The developer shall be responsible for providing maintenance and signing as directed by the city's Parks/Trails Planning Office. The trail shall be designed in conformance with the Design Standards and Policies Manual—Non-Paved Trails.

DRAINAGE AND FLOOD CONTROL

1. PRELIMINARY DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a preliminary drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the preliminary drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes that exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted preliminary drainage plan and report.
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

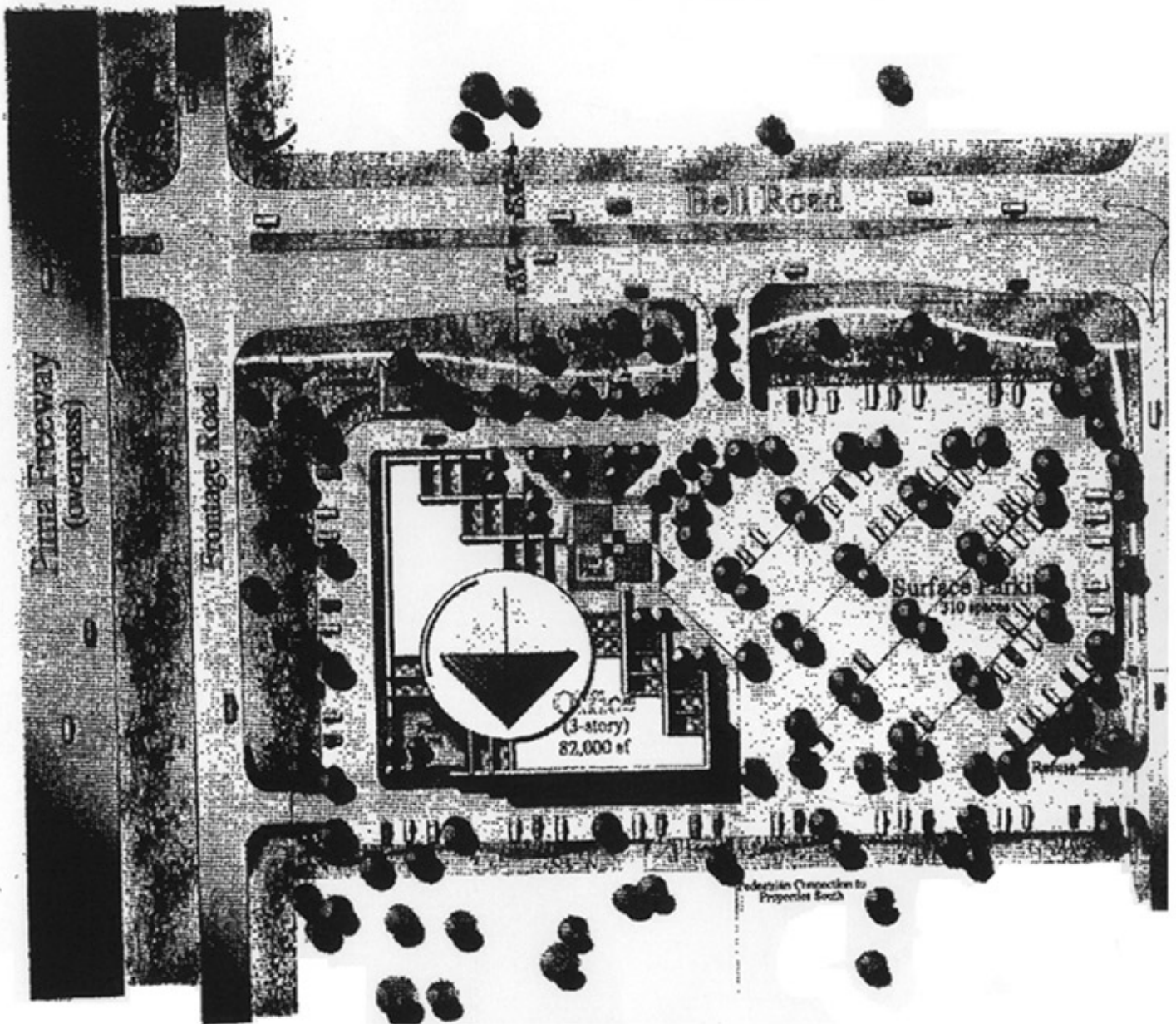
ADDITIONAL INFORMATION FOR CASE 5-ZN-2000#2

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. Building architecture;
 - b. The treatment of landscape buffers; and
 - c. The design of drainage facilities.

ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



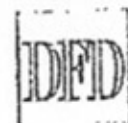
Site Plan

North

0' 50' 100' 150' 200'

All calculations are approximate based on schematic design.

The Shemer Property
Scottsdale, Arizona



Site Data

Site Area: 5.1 acres net
 Building Area: 82,000 sf gross (78,000 sf rent. approx.)
 Parking Provided: 310 spaces
 Open Space Required: 52,080 sf
 Open Space Provided: 72,000 sf
 Total Open Space Provided: 40,000 sf
 FAR: 31



BELL / 101
EXECUTIVE
CENTER

8825 EAST
BELL ROAD

SCOTTSDALE
AZ

10 - 20 - 08

LGE

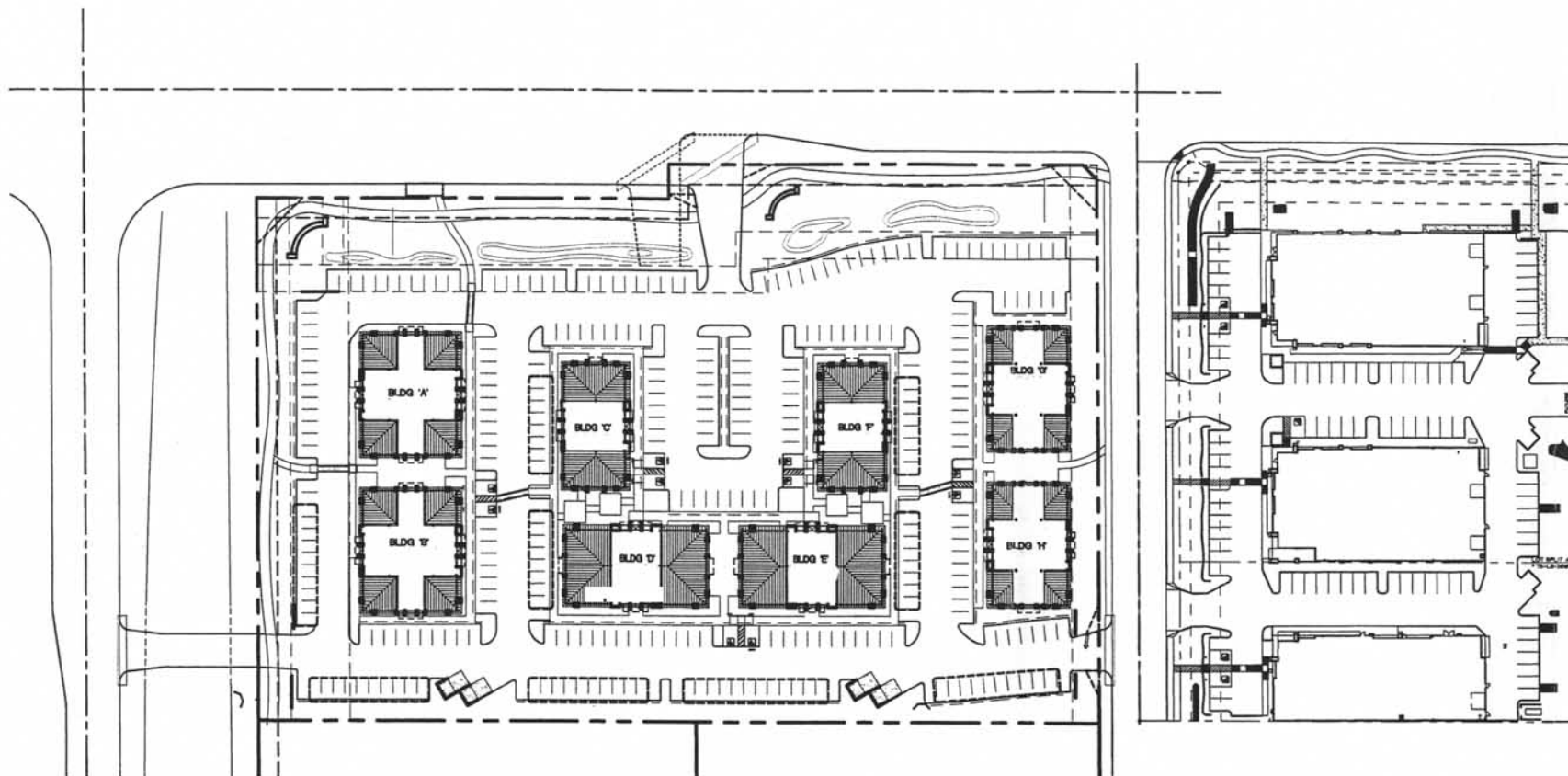
DESIGN BUILD

740 N. 52nd St. #200
PHOENIX, ARIZONA

(480) 988-4001

#302-PA-2003

A-1
OF X



BELL / 101 EXECUTIVE CENTER

A NEW BUILDING
PROJECT BY

LGE

SITE PLAN

1" = 40.0'



PROJECT DATA

PROJECT: BELL / 101 EXECUTIVE CENTER
ADDRESS: 8825 EAST BELL ROAD
DEVELOPER: LGE CORPORATION
1540 NORTH 52ND ST. STE. 1000
PHOENIX, ARIZONA

SCOPE: A NEW TURN KEY OFFICE CONDO PARK

LEGAL DESCRIPTION: LOT 3

ASSESSORS PARCEL #: 271-0-0620

ZONING: C-3

SITE AREA: 134,854 SF / 3.08 ACRES / NET
138,458 SF / 3.13 ACRES / GROSS

BUILDING FOOTPRINT: 44,486 SF / TOTAL 8 BUILDINGS

LOT COVERAGE: 71.6 %

OCCUPANCY: B

CONSTRUCTION TYPE: V-B
ALLOWABLE AREA: -
INTERIOR CLEAR HEIGHT: -
BUILDING HEIGHT: 37'-8"



VICINITY MAP
N.T.S.

THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED
HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN
CONNECTION WITH THE DESIGN BUILD PHASED DEVELOPMENT
AGREEMENT FOR THE EXCLUSIVE USE OF THE LGE CORPORATION.
ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT
IN CIVIL DAMAGES.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A
SURVEY. DEVIATIONS MAY NOT BE ACCURATE OR FULLY REFLECT
ALL DIMENSIONS, DATA, ETC. WHICH MAY AFFECT THE DESIGN AND
USABILITY OF THIS SITE. ALL DESIGN SHOWN HERE IS STRICTLY
CONCEPTUAL.